



AGENDA

ARCHITECTURAL REVIEW COMMITTEE

CITY HALL – STUDY SESSION ROOM
68700 AVENIDA LALO GUERRERO
CATHEDRAL CITY, CA 92234

DATE: MAY 22, 2006

TIME: 3:00 P.M.

ARCHITECTURAL REVIEW COMMITTEE MEMBERS

KENDRA CULBERTSON, CHAIRPERSON

ED GERLACH, VICE-CHAIRPERSON
ED SOUTHARD

JOHN HOLT
ALAN WATERS

CALL TO ORDER

ROLL CALL

CONFIRMATION OF THE AGENDA

PUBLIC COMMENTS

During this part of the meeting the public is invited to address the Architectural Review Committee on any matter not on the Agenda. If you wish to speak on an Agenda Item, please wait to be recognized under that item. ***EXCEPT FOR SPECIAL CIRCUMSTANCES, THE BROWN ACT PROHIBITS THE ARCHITECTECTURAL REVIEW COMMITTEE OR STAFF FROM RESPONDING OR TAKING ACTION ON ANY COMMENTS MADE BY THE PUBLIC UNLESS IT PERTAINS TO AN ITEM THAT APPEARS ON THE AGENDA.*** All speakers should give their name and city of residence, and please limit your remarks to three minutes.

REVIEW ITEMS

- A. Design Review 06-005** – Demolition of 12,600 square feet of an existing automotive dealership and construct a new 40,025 square foot showroom, offices and related amenities.

Applicant: Walt Wagner, Wagner Architecture Group
Toyota of the Desert
Location: 68-105 Kyle Road
Zoning: PCC (Planned Community Commercial) District and
Auto Mall Specific Plan
Planner: Bud Kopp

Bud Kopp presented the project. There was discussion about whether existing landscaping would be enhanced and where potential signage would be placed. The applicant was not planning to change the landscaping and the signage would be approved through a permit procedure approved by staff.

Vice-Chair Gerlach was concerned about the south elevation which needs more architectural detail and/or landscaping above the level of the perimeter wall. Chair Culbertson and Committee Member Holt concurred.

A motion was made by Committee Member Holt, Seconded by Vice-Chair Gerlach and passed unanimously to recommend approval of the project with the condition that the south elevation be modified by the Architectural Review Committee before Planning Commission and if that is not possible to return to the Architectural Review Committee prior to the issuance of a Building Permit.

B. Conditional Use Permit 06-006 (Sonic Burger) – A request for a 1,718 square foot structure with a carport type canopy covering the drive-in portion of the restaurant and a drive-through.

Applicant:	Alex Gurski
Location:	West side of Date Palm Drive between 30th Avenue and McCallum Way
Zoning:	PCC (Planned Community Commercial) and Specific Plan No. 87-24
Planner:	Bud Kopp

Bud Kopp presented the project. The project is in Specific Plan No. 87-24 that requires California Spanish Architecture and the Committee needs to make a finding that this is consistent or require the Specific Plan to be changed.

Committee Member Holt expressed concern that the elements listed in the Specific Plan alone do not make that California Spanish; it is how they are packaged together that would make the style. He also stated that the sides of the building need some architectural detail.

Chair Culbertson expressed concern with the split-face block and the tower element.

Vice-Chair Gerlach wanted to work out a compromise so that the Specific Plan would not need to be changed.

A motion was made by Vice-Chair Gerlach, Seconded by Committee Member Holt that the project be continued to the June 12th meeting and that the following changes be made:

1. The outer shell of the building has more massing to break up the façade.
2. The building should have architectural pop-outs and asymmetrical features.
3. The building has a higher quality architecture.
4. The applicant should use modern interpretations of the California Spanish Architecture.

DISCUSSION

None

COMMITTEE MEMBER COMMENTS

None

ADJOURNMENT

To the next regular meeting of the Architectural Review Committee to be held June 12, 2006, at 3:00 PM., at the City Hall - Study Session Room, located at 68-700 Avenida Lalo Guerrero, Cathedral City, California 92234.

NOTE TO THE PUBLIC:



IN COMPLIANCE WITH THE AMERICANS WITH DISABILITY ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT RICH MALACOFF, ASSOCIATE PLANNER AT (760) 770-0339. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING. [28 CFR 35.104 ADA TITLE II]